

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 500.1 To permit an accessory structure to be located in the side yard instead of the rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. Location in the rear yard would present a hardship in relation to the intended use of the structure for the storage of pool equipment, etc.
 2. The proposed location has beneficial effects in screening the swimming pool area and in the reduction of sound to surrounding property.
 3. The grade and slope of the lot to the rear presents additional hardship for the intended use of the structure.
 4. The proposed location would be considered to be in fact a rear yard location if the zoning office utilized a more flexible rule of thumb in determining side and rear yards. Projection of a line either parallel to the front lot line or perpendicular to the side lot line would be in accordance with the provisions as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: NOT APPLICABLE
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: NOT APPLICABLE
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
Arthur D. McComas
(Type or Print Name)
Signature: _____
June R. McComas
(Type or Print Name)
Signature: _____
Office 823-2200 Ext 435
12405 Falls Road Home 252-1095
Address: _____
Phone No.: _____
Cockeysville, Md. 21030
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Arthur D. McComas
Name: _____
12405 Falls Road Office 823-2200 Ext 435
Address: _____
Home 252-1095
City and State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 4th day of December, 1980, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 21, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Arthur D. McComas
12405 Falls Road
Cockeysville, Maryland 21030

RE: Item No. 74
Petitioners - Arthur D. McComas, et ux
Variance Petition

Dear Mr. & Mrs. McComas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hsk

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PSIEL, P.E.
DIRECTOR

November 19, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #74 (1980-1981)
Property Owner: Arthur J. & June R. McComas
S/ES Private Road 1000' N/E of Falls Road and
800' S. of Ivy Hill Road
Acres: 300 x 600 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

The status of the 30-foot wide unpaved access road is unknown to this office and assumed to be private as indicated. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-10B and 16B, as amended, respectively indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:SS
cc: J. Wimbley
V-SW Key Sheet, 62 NW 16 Pos. Sheet
NW 16 D Topo, 50 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDEN
DIRECTOR

November 17, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #74, Zoning Advisory Committee Meeting, October 21, 1980, are as follows:

Property Owner: Arthur D and June R. McComas
Location: SE side Private Road 1000' NE of Falls Road and 800' S. of Ivy Hill Road
Acres: 300 X 600
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

November 5, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Arthur D. & June R. McComas

Location: SE side Private Rd. 1000' N/E of Falls Rd. & 800' S. of Ivy Hill Rd.

Item No.: 74 Zoning Agenda: Meeting of October 21, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

October 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #74 Zoning Advisory Committee Meeting, October 21, 1980 are as follows:

Property Owner: Arthur D. & June R. McComas
Location: SE side Private Road 1000' NE of Falls Road & 800' S of Ivy Hill Road
District: 8th
Proposed Zoning: R.O. 5

Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.

Acres: 300 X 600
District: 8th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 5.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 202 and the required construction classification of Table 214.

I. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 21, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 21, 1980

RE: Item No: 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

ORDER RECEIVED FOR FILING

DATE December 19, 1980

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1980, that the herein Petition for Variance(s) to permit an

accessory structure to be located in the side yard in lieu of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jones
Deputy Zoning Commissioner of Baltimore County

VARIANCE DESCRIPTION
12405 Falls Road

Beginning for a point on a private drive said point being located approximately 1000' northeast of Falls Road. Said drive at Falls Road is located approximately 800' south of Ivy Hill Road. From the point of beginning proceed N 90° 0' E 300', thence S 82° 9' E 600', thence S 90° 0' W 300', thence N 82° 13' W 600' to the place of beginning.

RE: PETITION FOR VARIANCE
SE/S of a private rd., 1000'
NE of Falls Rd. & 800' S of
Ivy Hill Rd., 8th District
A. THUR D. McCOMAS, et ux,
Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 81-108-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Arthur D. McComas, 12405 Falls Road, Cockeysville, Maryland 21030, Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR VARIANCE
8th District

ZONING: Petition for Variance
LOCATION: Southeast side of Private Road, 1000 feet Northeast of Falls Road and 800 feet South of Ivy Hill Road
DATE & TIME: Thursday, December 4, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory structures

All that parcel of land in the Eighth District of Baltimore County

Being the property of Arthur D. McComas, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, December 4, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 12, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #74, Zoning Advisory Committee Meeting of October 21, 1980, are as follows:

Property Owner: Arthur D. & June R. McComas
Location: SE/S Private Road 1000' N/E of Falls Road & 800' S. of Ivy Hill Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure to be located in the sideyard in lieu of the required rear yard.
Acres: 300 X 600
District: 8th

The existing dwelling is presently served by a water well and sewage disposal system, both of which appear to be functioning properly.

The proposed Accessory structure will not involve plumbing fixtures, and will not interfere with the location of the well or septic system, therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

12/4
81-108-A
Baltimore

November 5, 1980

Mr. & Mrs. Arthur D. McComas
12405 Falls Road
Cockeysville, Maryland 21030

NOTICE OF HEARING

RE: Petition for Variance - SE/S Private Rd., 1000' NE of Falls Road and 800' S of Ivy Hill Rd - Case No. 81-108-A

TIME: 9:30 A.M.

DATE: Thursday, December 4, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-108-A Item 74
Date: November 18, 1980

Petition for Variance
Southeast side of Private Road, 1000 feet Northeast of Falls Road and 800 feet South of Ivy Hill Road
Petitioner- Arthur D. McComas, et ux

Eighth District

HEARING: Thursday, December 4, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
2120303

INTER-OFFICE CORRESPONDENCE

November 19, 1980

Mr. & Mrs. Arthur D. McComas
12405 Falls Road
Cockeysville, Maryland 21030

RE: Petition for Variance
SE/S Private road, 1000' NE of Falls Road & 800' S of Ivy Hill Rd
Case No. 81-108-A

Dear Mr. & Mrs. McComas:

This is to advise you that \$52.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 115, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
November 18, 1980

TO: Norman E. Gerber, Director
Office of Planning and Zoning

FROM: Petition No. 81-108-A Item 74

SUBJECT: Petition for Variance
Southeast side of Private Road, 1000 feet Northeast of Falls Road
and 800 feet South of Ivy Hill Road
Petitioner- Arthur D. McComas, et ux

Eighth District

HEARING: Thursday, December 4, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 10, 1980

Mr. & Mrs. Arthur D. McComas
12405 Falls Road
Cockeysville, Maryland 21030

RE: Petition for Variance
Beginning 1000' NE of Falls Rd. and
800' S of Ivy Hill Rd. - 8th Election
District
Arthur D. McComas, et ux - Petitioners
NO. 81-108-A (Item No. 74)

Dear Mr. & Mrs. McComas:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Arthur D. McComas
12405 Falls Road
Cockeysville, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day
of October, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Arthur D. McComas, et ux

Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR VARIANCE
8th DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast side of Private Road, 1000 feet Northeast of Falls Road and 800 feet South of Ivy Hill Road.
DATE & TIME: Thursday, December 4, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.
The Zoning Regulation to be excepted as follows:
Section 401.1 - Accessory structures.
All that parcel of land in the Eighth District of Baltimore County, beginning for a point on a private drive said point being located approximately 1000' northeast of Falls Road, said drive at Falls Road is located approximately 800' south of Ivy Hill Road. From the point of beginning proceed N 90° E 300'; thence S 82° 9' E 600'; thence S 9° 9' W 300'; thence N 82° 19' W 600' to the place of beginning.
Being the property of Arthur D. McComas, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, December 4, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County.
Nov. 18.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on November 13, 1980, at 11:00 A.M., before the 14th day of December, 1980, the first publication appearing on the 13th day of November 1980.

THE JEFFERSONIAN,
D. L. Lank
Manager.
Cost of Advertisement, \$ 19.75

Petition for
Variance

Zoning: Petition for variance
Location: Southeast side of private road, 1000 feet northeast of Falls Road and 800 feet south of Ivy Hill Road.
Date & Time: Thursday, December 4, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.
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Being the property of Arthur D. McComas, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, December 4, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF:
William E. Hammond
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., Nov. 13, 1980

This is to Certify, That the annexed
Petition - McComas

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 13th day of Nov, 1980
Michael S. Flanigan Publisher.

2-SIGNS
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting Nov. 14, 1980
Posted for: PETITION FOR VARIANCE
Petitioner: ARTHUR D. McCOMAS, ET UX
Location of property: LOCATION SIGN: SE/S FALLS RD. AT ENTRANCE TO PRIVATE ACCESS RD. @ SE/S OF PRIVATE RD. 1000' NE OF FALLS RD.
Location of Signs: FALLS RD. @ 800' S OF IVY HILL RD. (FRONT 12405 FALLS RD.)
Remarks: ILLEGIBLE
Posted by ILLEGIBLE Signature Date of return: NOV. 21, 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of OCT, 1980
Filing Fee \$ 25 Received: ✓ Check ✓
Cash ✓
Other ✓

74
William E. Hammond
William E. Hammond, Zoning Commissioner
Petitioner: McComas Submitted by McComas
Petitioner's Attorney ILLEGIBLE Reviewed by ILLEGIBLE

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
150-1494 3550

STEPHEN E. COLLINS
DIRECTOR

December 30, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 74 - ZAC - October 21, 1980
Property Owner: Arthur D. & June R. McComas
Location: SE/S Private Road 1000' N/E of Falls Rd. & 800' S. of Ivy Hill Road
Existing Zoning: R. C. 5
Proposed Zoning: Variance to permit an accessory structure to be located in the sideyard in lieu of the required rear yard.

Acres: 300 x 600
District: 8th

Dear Mr. Hammond:

This department has no comment for item #74.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

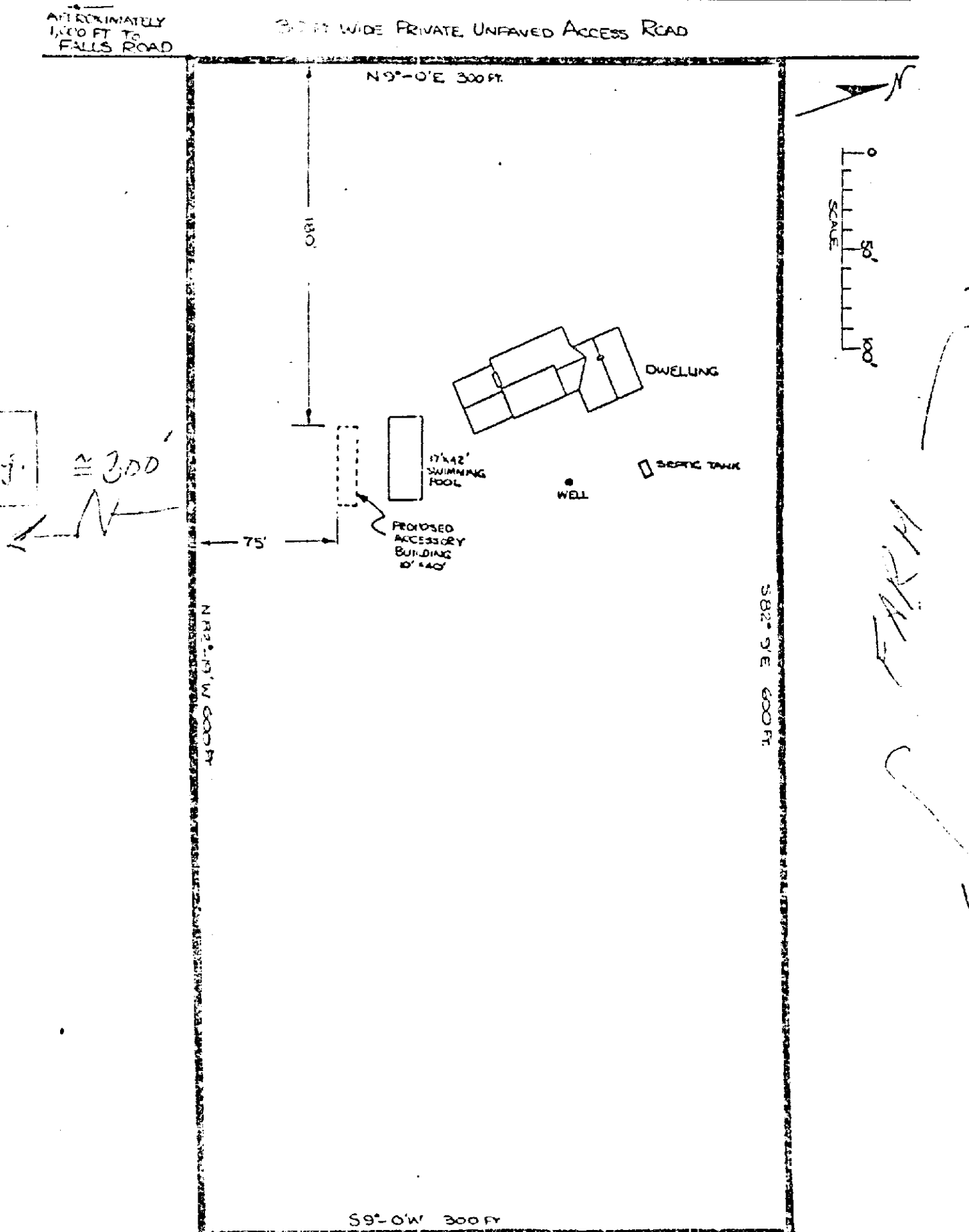
MSF/bza

12/4
81-108-A
passed 12/4

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MSF</i>										
Revised Plans: Change in outline or description									Yes	No
Previous case:									Map #	

ADDRESS: 12405 FALLS ROAD, COCKEYSVILLE, MD. 21030
8th ELECTION DISTRICT AREA 4.13A1
ZONING OF PARCEL AND ALL ADJACENT PROPERTIES RC-5



VARIANCE PLAT
TO PERMIT ACCESSORY
STRUCTURE IN
SIDE YARD
ITEM 74

No. 093529

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

AMOUNT: \$25.00

FOR: Arthur McComas

Filing Fee for Case No. 81-108-A

DATE: November 5, 1980 ACCOUNT: 01-662

5 25.00

VALIDATION OR SIGNATURE OF CARRIER

No. 093566

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

AMOUNT: \$52.63

FOR: Arthur D. McComas

for Adv. & Posting for Case No. 81-108-A

DATE: December 4, 1980 ACCOUNT: 01-662

5 52.63

VALIDATION OR SIGNATURE OF CARRIER